

GRANT AGREEMENT

This Grant Agreement dated as of _____ by and between the Boston Redevelopment Authority (The "Authority") and Boston Aging Concerns, Young and Old United ("BAC-YOU")

WITNESSETH:

WHEREAS, the Authority, on November 7, 1985 tentatively designated BAC-YOU as redevelopers of Parcel SE-105, located at 35-36 West Newton Street in the South End Urban Renewal Area for rehabilitation of two contiguous four and a half story buildings into 30 low-moderate income units and BAC-YOU offices and rental offices; and

WHEREAS, the Authority on August 14, 1986 voted to grant One Hundred and Twenty-Five Thousand (\$125,000) Dollars for the construction of a passenger elevator in connection with the rehabilitation of 35-36 West Newton Street; and

WHEREAS, BAC-YOU is willing to undertake the development and maintenance of 35-36 West Newton Street and the passenger elevator construction at its own cost and expense subject to receiving a grant from the Authority.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and after good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party unto the other, the parties hereby agree as follows:

1. BAC-YOU undertakes to construct, complete or cause to be completed and maintained, a passenger elevator at its own cost and expense, including compliance with all municipal codes and ordinances.
2. The Authority shall make the budgeted amount of One Hundred Twenty-Five Thousand (\$125,000) Dollars available to BAC-YOU as a grant for the construction, development and maintenance of a passenger elevator at 35-36 West Newton Street.

EXECUTED as a sealed Massachusetts instrument as of the date first above written,

ATTEST

BOSTON REDEVELOPMENT AUTHORITY

by

Stephen Coyle, Director

BOSTON AGING CONCERNS, YOUNG
AND OLD UNITED

by

Approved as to form

Robert F. McNeil
Chief General Counsel



BOSTON AGING CONCERNS
YOUNG & OLD UNITED, INC.

67 NEWBURY ST. BOSTON, MA 02116 266-2257

MILLET/R
GARVER
FARIA
DILWORTH

December 13, 1985

Stephen Coyle
Director
Boston Redevelopment Authority
9th Floor, Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

Boston Aging Concerns is very pleased to have been selected by the Boston Redevelopment Authority as tentative developer of the properties at 35-36 West Newton Street. Thank you for your endorsement of this project; we appreciate your commitment to the work of creating new affordable housing units for Boston residents.

In the next three months, BAC-YOU staff and the West Newton Street Project Task Force will be hard at work: selecting the project architects, developing complete design and construction plans, obtaining necessary reviews and approvals, and completing the financial package. We look forward to working with the BRA in the months ahead to ensure a project of which we can all be proud.

We especially appreciate your interest in providing for an elevator in the restoration project, as you indicated to us following the BRA Board meeting November 7th. Certainly the older residents we expect to house would benefit from an elevator; BRA support of this component of the renovation would significantly enhance our ability to keep rents affordable to low and moderate income tenants. We are interested in the possibility of securing special funding to cover the costs of elevator installation. Michael Taylor, after discussing this matter with you last week, suggested to us that an elevator could possibly be installed prior to BAC-YOU's final acquisition of the properties. Commissioner Taylor suggested that we contact you promptly to explore these possibilities.

We're available at your convenience to meet with you or your staff to discuss the installation of an elevator at 35-36 West Newton Street, and will call to arrange an appointment.

Thank you again for your personal interest and support of this project.

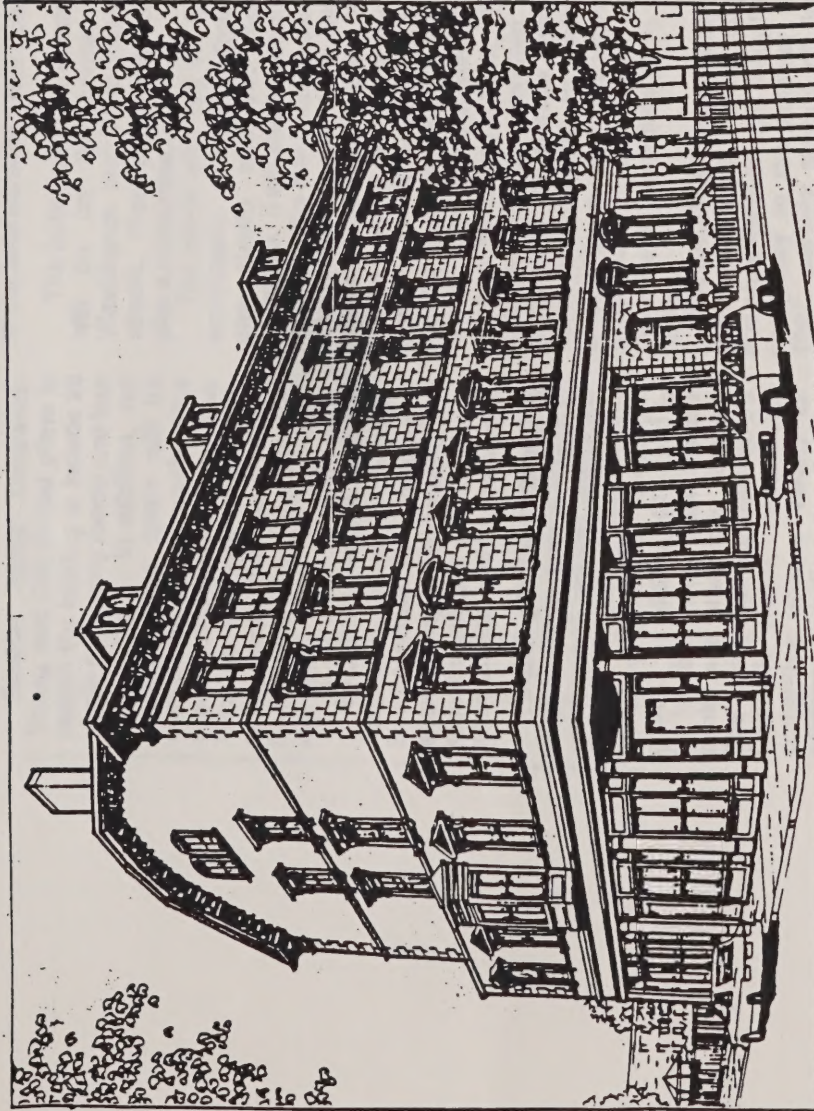
Sincerely,

Bradley J. Day
Shared Housing Development Coordinator

Joanne R. Potter
Development Coordinator

cc: Commissioner Michael Taylor

85-12-014



Artist's rendering of the proposed plan for 35-36 W. Newton Street.

BAC-YOU moves ahead on 36 W. Newton project

by Christine Gullfroy

What began as a rocky start with the Blackstone/Franklin Square Neighborhood Association appears to have been transformed into smooth sailing for Boston Aging Concerns-Young and Old United (BAC-YOU) which has unveiled plans for its 35-36 West Newton Street building. After months of sometimes heated debate, the neighbors seem satisfied with BAC-YOU's plans.

Two area residents, Michael Tavares and Josephine Kloury told the *South End News* that they were at first concerned because of BAC-YOU's commitment to developing a living space similar to a rooming house. "A lot of us felt afraid of that type of living situation because of what rooming houses have looked like. But the BAC has proven to us they won't let that

happen," said Tavares.

"People had suspicions about our motives, or our capacity, but I think they are starting to believe we can pull it together and do the job," said BAC-YOU's Joanne Potter following a May 27 meeting to discuss the plans with the neighbors.

Potter said they contacted the neighborhood association to let them know of their plans and to solicit comment. The president of the Blackstone/Franklin Square Neighborhood Association, Joseph Pelphrey, told the *South End News* that they sent Tavares and Kloury to the BAC-YOU meeting as representatives of the neighborhood association. The association, however, will not take an official stand on the plans until they have a chance to discuss them at their meeting next Tuesday. Pelphrey also

(Continued on page 14)

BAC-YOU-

(Continued from page 1)

pointed out, however, that Kloury, a resident of West Newton Street and a member of the Blackstone/Franklin Square Neighborhood Association, is a member of BAC-YOU's development task force for the West Newton Street project.

Boston Aging Concerns- Young and Old United plans to restore the building to include 26 single occupancy rooms and four apartments. In addition, ten percent of the space will be commercial space, mostly office space for the organization. Other living spaces such as kitchens, sitting rooms and bathrooms will be common areas, shared by all residents.

BAC-YOU, which has two residences already in operation, is committed to providing a shared living environment which reduces isolation and loneliness often experienced by the elderly.

Financing for the \$1.26 million project, comes from a variety of sources and includes grants and loans. BAC-YOU has already obtained \$223,000 in outright grants. In addition, \$719,000 is to be borrowed from various banks and other loan sources. The loans, said the BAC-YOU's Gabriella Halimi, have been committed from a variety of sources, including the Boston Community Loan Fund, State Street Bank and Bank of Boston. However, exactly which loan source BAC-YOU will go with will depend on where the best rates are, she said.

The remaining \$319,000

needed has not been specifically committed but various public agencies are working with BAC-YOU to obtain the funds. They include the city's Public Facilities department, the Boston Redevelopment Authority and the Massachusetts Housing Partnership. Following the meeting Potter told the *South End News* that the public sector has shown a commitment to getting them the remaining funds. "We feel confident they will support us to the level we need," said Potter.

The building's main entrance will be on the corner of Washington and West Newton streets. There will be four floors plus a mezzanine.

The plans also call for four apartments, one two-bedroom, one studio and two one-bedrooms. It will also be possible to convert the one bedrooms into a two bedroom suite. An elevator will be added to the building, but will go only to the fourth floor. Some work will be done on the facade, maintaining its original design. Extensive roof work was done on the building in 1979. The basement will be converted to commercial and storage space. There is a possibility for renting some of the commercial space to a non-BAC-YOU business, but there are no immediate plans to do that.

The BAC-YOU is committed to intergenerational shared living and when the building is ready for occupancy in the summer of 1987, seventy percent of the residents will be age 55 or older, as required by Boston Aging Concern's bylaws. Thirty percent of the residents will be younger and will include single working people, young people leaving home for the first time, students, or couples with children.

Final plans are to be submitted to the BRA and the building department early this month. A hearing before the Board of Zoning Appeals and review by the Landmarks Commission is expected in July. Renovations are scheduled to begin in October, with occupancy expected to begin next summer. Brad Day, Boston Aging Concern's shared housing development coordinator, said they will have housing applications ready next January. He said three months before the project's completion, they will call for completed applications and will give priority to those applications received within two weeks after the first call.

Blackstone Park resident Mary Price, who had originally opposed BAC-YOU's designation as developer said now that "something is established, there is no point in complaining about it." With the decision made and BAC's plans underway, Price noted "I'm sure they'll do a good job. I'm sure they'll make a contribution to that block." Price said that she had favored plans which would have brought more homeownership to the area.

In addition, some residents were quoted at the time as opposing the BAC-YOU proposal because the area already has a high concentration of elderly.

The 35-36 West Newton Street building, which stands on the corner of Washington street and West Newton street, is over 100 years old and was once the home of Alexander Graham Bell. Bell, who lived in one room and taught in another, did not invent the modern telephone until 1876, but did once transmit a message through a wall in the building using a harmonic telegraph.

MEMORANDUM

September 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
PLANNING & DEVELOPMENT
MARIA FARIA, SOUTH END PROJECT COORDINATOR AND
ROBERT MC GILVRAY, CHIEF OF REHABILITATION

SUBJECT: SOUTH END URBAN RENEWAL AREA MASS R-56, APPROVAL
OF A REHABILITATION GRANT FOR THE CONSTRUCTION OF
A PASSENGER ELEVATOR AT 35-36 WEST NEWTON STREET
FOR BOSTON AGING CONCERNS, YOUNG AND OLD UNITED

COMMITMENT OF THIS MONEY WILL ENABLE THE OTHER FUNDING
RESOURCES TO MAKE FIRM, FINAL FINANCIAL COMMITMENTS
AND ENABLE THE PROJECT TO PROCEED TO FINAL DESIGNATION.

THIS GRANT WILL NOT BE EFFECTIVE UNLESS THE OTHER
FINANCIAL COMMITMENTS ARE MADE AND THE PROJECT ACTUALLY
GOES FORWARD.

On November 7, 1985 the Authority granted Tentative Designation to Boston Aging Concerns, Young and Old United (BAC-YOU), as developers of Parcel SE-105, 35-36 West Newton Street in the South End Urban Renewal Area.

The parcel consists of two contiguous four and a half story brownstone buildings at the corner of West Newton Street and Washington Street, across from Blackstone Park. BAC-YOU plans to rehabilitate the property into twenty-six single occupancy units and four residential apartments, all for low-moderate income individuals and families. The first floor and basement area will be devoted to space for BAC-YOU offices and commercial office rental. On the recommendation of the Authority, the initial plans were revised to include a passenger elevator.

BAC-YOU has been working with Authority staff to ensure that construction of the improvements will start this year. Commitments of funding and financing for this \$1.2 million project have been made by Farnsworth Trust, National Trust for Historic Preservation's Inner City Ventures Fund, Boston Foundation, the Commission on the Affairs of the Elderly, the State E.O.C.D.'s Abandoned Housing Program, Old South Church, the Old South Fund and the First and Second Unitarian Church.

BAC-YOU has requested financial assistance from the Authority to construct a passenger elevator from the basement to the fourth floor. Authority staff have estimated the cost for this passenger elevator at \$125,000. The Authority is requested

to approve a grant of \$125,000 to BAC-YOU for the construction of the elevator at 35-36 West Newton Street. This action will greatly assist BAC-YOU and speed up the development process.

An appropriate Vote follows:

VOTED: To authorize the Director to enter into a Grant Contract for \$125,000 with Boston Aging Concerns, Young and Old United (BAC-YOU) for the construction of a passenger elevator in connection with the rehabilitation of 35-36 West Newton Street subject to the firm financial commitments outlined above, and the actual start of the rehabilitation work on the 26 single occupancy units, 4 apartments, and commercial space at the basement and first floor.



INTER-OFFICE COMMUNICATION

TO CESAR ZAPATA
FROM BOB MC GILVRAY
DATE APRIL 29, 1986
SUBJECT ELEVATOR COSTS / 35-36 WEST NEWTON STREET

I have looked at the probable costs associated with the installation of an elevator at subject property. The shaft would run from the basement to the fourth floor (stairs to the attic, or 5th floor), and the elevator would be an automatic electric powered passenger elevator of one ton capacity.

Certain factors that will affect the cost of constructing an elevator in this building are:

1. Some components will have to be custom fabricated.
2. Cutting the shaftway through the individual floors will involve temporary shoring and bracing, and new structural framing.
3. The movement of certain materials in the existing building will be costly.

The estimate:

Base Cost - 4 Stops/40 Feet	\$ 50,000
50 Vertical Linear Feet @ \$185	9,250
Basement Stop	5,025
Controls	2,000
Selected Options	2,350
Center Open Door	750
Automatic Emergency Switch	2,125
Interior Finish, Carpets, etc.	1,785
Lobby Signals, 5 @ \$375	1,875
Maintenance Contract for 12 Months	2,600
Shaft Construction, 5 at \$2,500	12,500
Enclose Shaft (Fire Wall), 1200 s.f. @ \$4.50	5,400

	\$ 95,660
Special Fitting 10%	9,566
	<u>\$ 105,226</u>
Engineering Fee 2.5%	2,631
	<u>\$ 107,857</u>
Subtotal	\$ 107,857
Overhead 15%	16,178
TOTAL	<u>\$ 124,035</u>

cc: Faria, Millet

